



MARSH LANDING HOMEOWNERS ASSOCIATION COMMUNITY GUIDELINES

JUNE 2020

The Marsh Landing Homeowners Association Board of Directors would like to share the following Marsh Landing Community Guidelines with their residents and home owners.

These guidelines were developed from the following references:

Supporting References - 2011 Florida Statutes, PGA Declaration of Covenants Conditions and Restrictions for the Reserve (PGA), PGA Compliance Policy, PGA Rules and Regulations, PGA Design Review Manual, Marsh Landing Homeowners Association Declaration of Restrictions and Protective Covenants (MLHOA) and one Marsh Landing Homeowners Association Rule and Regulation.

- 1 . Land Use - All parcels shall be used only as residential dwellings. No business or commercial building may be erected on any parcel and no business may be conducted on any part thereof. (PGA Article X, Section 1 (A) and MLHOA, Article VI, Section 2)
2. General Property Maintenance - Exterior - Owners are required to maintain the exterior of their home including landscaping, patio, terrace, garden, pool and similar areas.

a. Periodic cleaning of the roof, house and driveway is required as often as needed to maintain a clean appearance. Also, periodic house painting is required to maintain a clean appearance. Marsh Landing Architectural Review Committee (ARC) approval is required before residents begin painting.

b. Garage doors shall be kept closed, except when performing work. Garage doors must have a well-maintained appearance.

c. Window and wall air conditioners are prohibited.
(PGA Rules and Regulations M1)

3. Temporary Structure - No structure or object of a temporary character such as but not limited to house trailers, vans, tents, shacks, sheds or temporary accessory buildings or structures shall be erected, kept or maintained on the property temporarily or permanently. (PGA Article X, Section 1(F) and MLHOA Article VI, Section 7)

a. PODS or other temporary storage systems may be placed in the driveway for loading or unloading household goods for no more than three days. These storage systems may only be placed on a driveway and may not be placed in a roadway or on the lawn at any time. (PGA Rules and Regulations M2g)

4. Architectural Changes & Improvements - No owner shall make or permit any structural modification, alteration or improvements of any kind to any building on their property without PRIOR APPROVAL of the Architectural Control Board. In some cases approval may also be required by the Master Architectural Control Board. This includes but not limited to any wall, sign, mailbox, swimming pool, screen enclosures, driveway, sidewalk, sewer, drains and outside lighting. Work may not begin until approval is granted. (PGA Article IX, Section 1 and MLHOA Article VI, Sections 3, and 13)

5. Fences - No fence, wall or other structure shall be erected in the front yard, back yard or side yard except as originally installed by the developer. Chain link fences are not permitted. (PGA Article IX, Section 1, Article X, Section 1(W) and PGA Article VI, Section 15)

6. Landscaping Changes & Improvements - Trees, scrubs, lawns, flower beds, walkways and ground elevations, shall be maintained as originally installed unless prior approval for any substantial change is obtained. No boundary wall or hedges shall be built or planted without prior approval.

a. No planting or material may be placed or permitted to remain that will prevent the maintenance of utilities.

b. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any lot without prior written approval of the PGA Architectural Control Board. No trees of four or more inches in diameter may be removed without written approval.

(PGA Article IX, Section 1 & 1(A), Article X, Section 1(N), 1(O), 1(W) and MLHOA Article VI, Section 5 and 13)

7. Vehicles & Parking - No trucks, commercial vehicles, campers, mobile homes, motorhomes, boats, house trailers, boat trailers or trailers of any other description shall be permitted to be parked or stored unless they remain in the garage, totally removed from public view. Service and delivery vehicles are exempt from this restriction during regular business hours while providing service and deliveries.

a. No vehicle of any kind shall be permitted to park on the grass at anytime or overnight on the street between 2 A.M. and 6 A.M. Vehicles covered with fabric or plastic storage covers are not permitted within view at anytime.

b. Vehicles in a non-operative condition shall not be visible anywhere on the property. All vehicles, other than golf carts, must have a valid license tags unless they are stored in a garage.

(PGA Article X, Section 1(E), PGA Compliance Policy, 05/23/11, PGA Rules and Regulations C2, 3a, 3b, 4 and MLHOA Article VI, Section 14)

8. Signs - No signs, advertisements or notices of any kind, freestanding or otherwise displayed, erected or displayed to the public view are permitted with the exception of a sign of reasonable size provided by a contractor for security services within 10 feet of any entrance to the home. (2011 Florida Statutes, Chapter 720, para 720.304(6) PGA Article X, Section 1(S) and MLHOA Article VI, Section 8)

9. Pets - Residents may keep as pet companions pets such as birds, domestic cats, fish, dogs and other small mammals provided they are not kept, bred or maintained for any commercial purposes and providing they do not become a nuisance or annoyance to any neighbor. The Marsh Landing Board of Directors has the sole and absolute discretion what is considered a nuisance. PGA Regulations restricted the number of domestic animals to three per household effective Sep 4, 2008. Residents residing in the PGA Village before Sep 4, 2008, who have more than three domestic animals are grandfathered from this restriction but pets in excess of this limitation may NOT be replaced.

a. Pets must be on a leash or within an electronic fence and always under control of their attendant when outside of the home.

- b. Dog runs or doghouses outside the home are not permitted.
- c. No owner may keep exotic cats, non-human primates, horses, fowl, reptiles, obnoxious animals or other farm livestock or zoo type animals on the property.
- d. Pets are not allowed on Country Club property and must be on a leash or carried when on Common Property.
- e. It is the owners obligation to immediately remove and dispose of their pet's waste material. The attendant must always possess a means of removing the pet's waste.

Failure to comply may be deemed a nuisance and the Marsh Landing Board of Directors have the right to notify owners in writing to immediately remove their pet permanently without compensation.

(PGA Article X, Section 1(C), PGA Rules and Regulations J and MLHOA Article VI, Section 10)

10. Nuisances - No owner shall knowingly or willfully make or create any unnecessary, excessive or offensive noise or disturbance which destroys the peace, quiet or comfort of other owners or allow any such noise to be made. (PGA Article X, Section 1(H) and MLHOA Article VI, Section 6)

11. Golf Carts - Golf carts are motorized vehicles and operators must abide by all traffic rules and regulations within PGA. In addition, common courtesy should be used when operating a golf cart. Operators must be at least sixteen and have a driver's license. Carts must be stored in the owner's garage or other out-of-sight location at the owner's residence. No golf carts covered with fabric or plastic is permitted within view at anytime. (PGA Rules and Regulations H)

12. Flags - Owners may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner. Owners may also display in a respectful manner one additional flag representing the United States Army, Navy, Air Force, Marine Corps, Coast Guard or POW/MIA. All flags shall be portable, removable and not larger than 4 1/2 feet by 6 feet. (2011 Florida Statute, 720.304(2)(a) and PGA Rules and Regulations B 3)

13. Drying Area - Clotheslines must be placed in the rear of a home. No clothing, laundry or wash shall be aired or dried on any portion of any lot that is exposed to the view from any other lot or road. (PGA Rules and Regulations T, and MLHOA Article VI Section 17)

14. Waste & Recycle Disposal - Trash shall be placed in an appropriate trash container with a securely closed lid. Maintain your containers with a securely closed lid in a walled-in area so they are not visible from the street or adjoining parcels. Trash containers and recycle bins are not permitted curbside until the evening before collection day. Disposable trash bags are not permitted curbside until sunrise the day of collection. Please remove your empty containers curbside the day of collection. (PGA Rules and Regulations Land MLHOA Article VI Section 16)

15. Yard Trimmings - Each Wednesday yard trimmings placed curbside will be collected. Yard Trimmings may not be placed curbside any earlier than one day before Wednesday's scheduled pickup. Any DEBRIS left behind by the collectors is your responsibility to clean up. (PGA Rules & Regulation Land L 2)

16. Lamp Posts - Individual residential lamp post lights must be equipped with a day/night sensor and the light must be illuminated from sunset to sunrise. (PGA Article X, 1(Y)(4) and Marsh Landing Homeowners Association Rules and Regulations)

17. Hurricane Shutters - Hurricane shutters are permitted to be installed or closed only after the National Weather Service has issued a "hurricane warning" for a named storm. Hurricane watches or warnings must be applicable to our area. The shutters shall be fully opened or removed within five (5) days after the Weather Service has advised that the storm has passed. (PGA Rules and Regulation M2e and PGA Design Review Manual IV, F 9b)

18. Yard Sales - No yard or garage sales are permitted. (PGA Rules and Regulation U)

19. Lakes - Ponds - Canals - All water areas are maintained by the PGA. Access to these waterways from golf courses or through private property is prohibited.

a. Swimming or wading in all water areas is prohibited.

b. Non-motorized boats are permitted on all lakes ONLY with the written consent of the PGA. Boats must be removed when not in use. Motorized boats are not permitted. Boats must be stored out of view.

c. Fishing by owners or guests is permitted at one's own risk. Children under sixteen must be accompanied by an adult. All fish caught in the PGA Village lakes, canals and ponds should be released and are not to be eaten. No individual may fish on private property without the prior consent of the owner.

d. PGA Village Lakes are a habitat for Florida's native animals including alligators and poisonous snakes. Use Caution when near the water areas. (PGA Article X, 1E and PGA Rules and Regulations N)

20. Holiday Lighting - Holiday lights are permitted from November 25th through January 10th of each year and must not interfere with or create a nuisance to other residents. (PGA Rules and Regulations M2d)

21. Contractor Entry - No outside contractors, vendors or workers are permitted in the PGA Village before 7:00 A.M. or after 6:00 P.M. on weekdays and on Saturdays not before 7:00 A.M. or after 5:00 P.M. They are NOT permitted on property on Sundays or holidays. For the purpose of this PGA rule, the holidays are New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. (PGA Rules and Regulations P)

Marsh Landing is professionally managed by Watson Association Management, 1648 SE Port St. Lucie Blvd., Port St. Lucie, FL 34952. They are open Monday through Friday from 8:30 A.M. to 5:00 P.M. and their office phone number is 772-871-0004.

Marsh Landing Board of Directors
June 2020